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THE CITY OF
POMONA
MAY 17 1985

Community Development Department

SANFORD A. SORENSEN
Director



May 17, 1985

Los Angeles County Sanitation District
P.O. Box 4998
Whittier, CA 90607

The City of Pomona Commission at its meeting of May 8, 1985
reviewed your following request(s):

1. Environmental Clearance. (Approved by Res. #6137)
2. Conditional Use Permit for landfill expansion/resource conservation facility. (Approved by Res. #6138)

The Conditional Use Permit becomes effective 15 day after Planning Commission action and may be appealed during this time to the City Council. (This action is governed by Section 1094.6, Code of Civil Procedure, pertaining to time for judicial review). The Conditional Use Permit will expire 1 year after the effective date of approval if construction has not commenced. An extension of up to 1 year may be granted if a request in writing is received 30 days prior to the expiration date.

We are enclosing a copy of the abovementioned resolution(s) which outline the action taken by the Planning Commission.

Thank you for your interest in the City of Pomona, and please contact us if we can be of further assistance.

Sincerely,

SANFORD A. SORENSEN, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

DFC

DAVID F. CRUST
SENIOR PLANNER

DFC/ld
Encl.

*M. J. ...**Still*
5-21-85

RESOLUTION NO.6137

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING AN ENVIRONMENTAL IMPACT REPORT.

A. REQUEST:

1. APPLICATION FOR: Environmental Impact Report.
2. APPLICANT: L.A. County Sanitation District.
3. LOCATION: 4125 W. Valley Boulevard, Pomona, CA.

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

It is hereby found and determined that the findings and mitigation measures as outlined in the final draft of the Environmental Impact Report for the Spadra Landfill expansion project are acceptable and approval is granted to this Environmental Impact Report.

AYES: Crockett, Lopez, Carter, Manning, Williams, Page, Armstrong
NOES: None
ABSENT: None

APPROVED AND PASSED this 8th day of May, 1985.

PLANNING COMMISSION CHAIRMAN

ATTEST:

PLANNING COMMISSION SECRETARY

RESOLUTION NO. 0185

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT.

A. REQUEST:

1. APPLICATION FOR: Conditional Use Permit for landfill expansion/resource conservation facility.
2. APPLICANT: L.A. County Sanitation District.
3. LOCATION: 4125 W. Valley Boulevard, Pomona, CA.

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

According to the procedure as set forth in Section .580, Ordinance 1466, the Planning Commission has heard this request for a Conditional Use Permit and it is hereby found and determined that this request be approved subject to the following conditions:

1. Requirements of all appropriate City, County and State Agencies and their respective codes and regulations shall be met.
2. All mitigation measures outlined in the Environmental Impact Report for this project shall be fully implemented.
3. Detailed plans shall be subject to review and approval by all appropriate City departments prior to issuance of permit for any construction work within the City boundary.
4. A 6' decorative masonry block wall and appropriate landscaping shall be provided along the side of the resource conservation facility so that the facility can be screened from public right-of-way. This design and layout shall be subject to review and approval of the Senior Planner and appropriate City Departments prior to issuance of any City permit.

Reasons for the Decision:

1. It is the policy of the City to investigate feasible methods of solid waste disposal and to support regional solutions to waste disposal problems, this project is thus consistent with the General Plan of the City.
2. The project, as conditioned, is consistent with the City Development Standards and the Zoning Ordinance.
3. The project, as conditioned, will not cause major adverse impact on the surrounding neighborhood.

AYES: Crockett, Lopez, Carter, Manning, Williams, Page, Armstrong
NOES: None
ABSENT: None

APPROVED AND PASSED this 8th day of May, 1985.

PLANNING COMMISSION CHAIRMAN

ATTEST:

PLANNING COMMISSION SECRETARY

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING

320 West Temple Street
Los Angeles
California 90012
974-6401

Norman Murdoch
Planning Director

1985 MAY -6 AM 10:18



May 1, 1985

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

County Sanitation District No. 2
of Los Angeles County
1955 Workman Mill Road
Whittier, California 90607

Gentlemen:

RE: CONDITIONAL USE PERMIT CASE NO. 85-008-(1)
To permit the continuation and expansion of the
Spadra Landfill operation and appurtenant uses
associated with compaction and burial of non-
hazardous solid and liquid wastes. Said
expansion includes a refuse recovery system
located in the City of Pomona.
4125 West Valley Boulevard, Pomona.
San Jose Zoned District, Zone A-1-1

The Regional Planning Commission, by its action of May 1, 1985,
granted the above-described permit. Documents pertaining
to this permit are enclosed.

Your attention is called to the following:

1. Condition No. 1, that this permit shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the affidavit stating that they are aware of, and accept all the conditions of this permit.
2. Condition No. 4, pointing out limitations of this grant.
3. That during the fifteen-day period following your receipt of this letter, the decision may be appealed to the Board of Supervisors through the office of Larry J. Monteilh, Executive Officer, Room 383, Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. This grant will not become effective until and unless this period has passed without an appeal.

Guthrie

*C. J. Smith
5-6-85
Nellor
Friess
Selmer*

Stall
5-7-85
C. W. CARRY

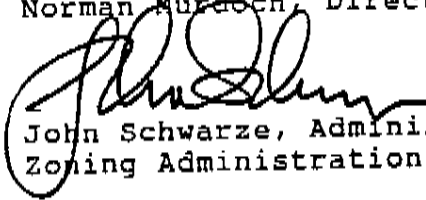
CONDITIONAL USE PERMIT CASE NO. 85-008-(1)

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If you have any questions regarding this matter, please contact
Variances and Permits Section at (213) 974-6446.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Norman Murdoch, Director of Planning



John Schwarze, Administrator
Zoning Administration

JS:RF:crb

Enclosures: Affidavit; Findings and Conditions; Legal

cc: Building & Safety; Board of Supervisors; Zoning Enforcement
Health Dept.; Dept. of Public Works; Fire Dept.; California
State Regional Water Quality Control Board; SCAQM
Dr. Kenneth Anderson, Cal Poly University, 3801 West Temple
Boulevard, Pomona, CA 91768
Mr. Wm. Wilson, 3825 Valley Boulevard, Walnut, CA 91789
Mr. W.R. Baca, 3439 Casco Court, Hacienda Heights, CA 91745
Ms. Sandy Johnson, 14540 Eadbrook Drive, Hacienda Heights, CA
Mr. Rinaldi, 2615 South Grand Avenue, Los Angeles, CA 90012
Mr. B. Minamide, 505 South Garey Avenue, Pomona, CA 91769
Mr. Kvammen, 550 South Vermont Avenue, Los Angeles, CA 90020

EXHIBIT B

LEGAL DESCRIPTION
SPADRA LANDFILL AND RESOURCE CONSERVATION PROJECT AREA
LOS ANGELES COUNTY

0285-008

Beginning at the intersection of a point on the southerly line of Temple Avenue (100 feet wide) as shown on map filed in Book 86, pages 62 through 64 of Record of Surveys, in the office of the Recorder of the County of Los Angeles, and the southeasterly boundary of Rancho LaPuente as shown on map recorded in Book 1, pages 43 and 44 of Patents in the office of said Recorder; thence South 24° 35' 44" West along said southeasterly boundary a distance of 255.00 feet to the northerly corner of that certain parcel of land described in deed to County Sanitation District No. 2 of Los Angeles County, recorded in Book D6601, pages 277 and 278 of Official Records in the office of said Recorder; thence southeasterly along said northerly boundary of said certain parcel a distance of 1373.75 feet to the northwesterly line of the Los Angeles County Flood Control District right-of-way (San Jose Creek), as said northwesterly line is shown on County Surveyor's Filed Map No. 20221, sheets 1-4 on file in the office of the County Engineer of the County of Los Angeles; thence southwesterly along said right-of-way and following the same in all its various courses and curves to its intersection with the northwesterly line of Valley Boulevard, 66 feet wide, as shown on County Surveyor's Map No. 1419, sheet 3 on file in the office of said County Engineer; thence southwesterly along said northwesterly line and following the same in all its various courses and curves to its intersection with the southerly line of Lot 5 in Section 33, Township 1 South, Range 9 West, S.B.M.; thence westerly along said

LEGAL DESCRIPTION OF SPADRA LANDFILL - LOS ANGELES COUNTY
(Page Two)

southerly line to its intersection with the southeasterly line of Lot 5 of the C. M. Wright Tract as shown on map recorded in Book 5, page 75 of Maps, in the office of said Recorder; thence northeasterly along said last mentioned southeasterly line to a point distant southwesterly 1780.00 feet from the northeasterly corner of Lot 5 of said C. M. Wright tract; said point also being the southerly corner of that certain parcel of land described in deed to said County Sanitation District No. 2, recorded in Book D 5400, pages 179, 180, and 181 of said Official Records; thence northwesterly along the boundary of said certain parcel of land the following courses: North 44° 44' 00" West 174.00 feet, North 22° 14' 00" West 80.00 feet, North 5° 09' 56" West 91.78 feet, North 41° 00' 00" East 123.00 feet, North 4° 00' 00" West 530.00 feet, North 35° 55' 38" West 179.14 feet, West 180.00 feet and North 111.39 feet \pm to the boundary of the City of Walnut as same existed on December 7, 1984; thence southwesterly and northerly along said city boundary to said southerly line of Temple Avenue; thence easterly along said southerly line and following the same in all its various courses and curves to the point of beginning.

CONDITIONAL USE PERMIT CASE NO. 85-008-(1)

ZONING BOARD HEARING DATES:

April 2, 1985
April 19, 1985 (Field Trip)
April 23, 1985

Procedure Before the Zoning Board: April 2, 1985 (Held at the Diamond Bar Library)

Staff briefly oriented the Board to the County Sanitation District's request to permit the continuation and expansion of the Spadra Landfill.

Charles Carry of the Sanitation District conducted a presentation describing the proposed project. Seven (7) people were sworn and testified. Favorable comments regarding the request were received from five (5) persons. In addition, letters of support were received from California State Polytechnic University, Pomona, the Walnut City Council and County Department of Health Services. Two (2) area residents spoke in opposition to the request.

The Zoning Board scheduled a field trip to the site on April 19, 1985. The hearing was continued to 10:00 a.m. April 23, 1985 at the Hall of Records, Los Angeles.

Procedure Before the Zoning Board: April 19, 1985 - Field Trip

The Zoning Board visited the site; all members and staff were present.

Procedure Before the Zoning Board: April 23, 1985 - Second Hearing

Messrs. Carry and Friess from the Sanitation District testified and responded to questions from the Board. The hearing was closed and the case was taken under submission.

FINDINGS:

1. The Los Angeles County Sanitation Districts propose to expand an existing sanitary landfill, known as the Spadra Landfill. The subject property is a 323 acre site located at 4125 West Valley Boulevard.
2. The subject property is split between two jurisdictions, in that it lies partially within the City of Pomona and partially within unincorporated territory. The portion within the County's jurisdiction is zoned A-1-1 (Light Agriculture - one acre minimum lot size). Land Reclamation-

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Projects, including sanitary landfills, are permitted in zone A-1-1 subject to the grant of a Conditional Use Permit. The portion of the project within the City of Pomona is subject to the zoning regulations of that jurisdiction.

3. The Spadra Landfill was originally established under Special Use Permit No. 1104-(1) in 1956. An expansion was approved under Special Permit No. 1350-(4) on 7-1-58. Special Permit No. 1350-(4) is the land use entitlement under which the landfill currently operates within the County jurisdiction.
4. The Sanitation Districts of Los Angeles County, as the lead agency, has prepared and adopted a final environmental impact report for the landfill expansion and a companion proposal to establish a refuse-to-energy facility within the portion of the subject property which lies within the City of Pomona. This final environmental impact report contains a detailed description of the project and documents the project's potential effects on the surrounding area as well as proposed mitigation measures which will be undertaken as a part of the project. The Districts have further adopted findings of fact and a statement of overriding considerations which are appended hereto as Attachment "A" and are included in these findings by reference.
5. The Regional Planning Commission, as an agency having jurisdiction by law, is responsible for applying as conditions those mitigation measures which relate to the portion of the project within unincorporated territory. The necessary requirements are contained in the attached conditions.
6. The District's plot plan, labeled Exhibit "A", demonstrates that the project will fully comply with all requirements of Title 22 of the County Code, entitled the "Zoning Ordinance".
7. The landfill is accessed by means of Valley Boulevard, a County major highway, and interconnecting systems of highways and freeways. The preponderance of evidence is that the existing access will adequately service the expanded facility as well as all neighboring land uses.
8. The expanded landfill operation will not create a demand for new public or private service facilities. To the contrary, the facility will itself provide new service to the community, including electrical and other forms of energy and new recreational and educational opportunities.
9. The Los Angeles County General Plan depicts the subject property as lying within three land use categories. These are "P" (Public Services and Facilities), "O" (Open Space) and "R" (Rural). The section classified "P" lies within unincorporated territory and is the portion of the site owned by California State Polytechnic University at Pomona. The portion classified "O" and "R" are in the City of Pomona.

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10. The General Plan provides that a reclamation project/landfill is an appropriate interim use within an open space or rural classified area. In its final phases, the landfill will be contoured, landscaped and otherwise improved in a manner which will enable long term use of the property for a variety of recreational, agricultural and other open space uses consistent with the general plan classifications. This will be accomplished through an innovative cooperative program to be carried out by the Districts, the County, and the University.
11. On April 2, 1985, a public hearing was conducted on the proposed expansion at a location in the vicinity of the subject property as required by the General Plan. A field trip to the site was also conducted on April 19, 1985.
12. The Spadra Landfill is shown on the County Waste Management Plan. This plan is recognized in the Water and Waste Management Element of the General Plan.
13. The County General Plan, in noting the long term shortage of solid waste landfill capacity, recommends reduced dependence on sanitary landfills by promoting recycling, conservation, source reduction and new technology to reduce waste tonnage and volume. The project, in particular the proposed waste to energy facility (as more fully described in the project EIR), will address each of these recommendations.
14. The General Plan requires that expansion of a sanitary landfill must be justified by need. The need for the expansion is established in the "Alternatives" discussion contained in Attachment "A" and in the project EIR.

BASED ON THE FOREGOING AND UPON THE FINDINGS OF FACT CONTAINED IN ATTACHMENT "A", THE ZONING BOARD CONCLUDES:

1. The proposed use as modified and with the attached conditions will be consistent with the General Plan.
2. With the attached conditions the requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, and will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.
3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading features prescribed in the Zoning Code, and as otherwise required in order to integrate the use requested with uses in the surrounding area.

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4. The proposed site is adequately served by highways of sufficient width and improved as necessary to carry the kind and quantity of traffic the requested use would generate, and by other public or private service facilities as are required.
5. Identified uses authorized to be adjacent to the site are compatible with the proposed use with the attached conditions.
6. The distance from the site to the nearest residential structure is:
 - A. In compliance with all State minimum standards for solid waste management; and
 - B. Sufficient to permit adequate control of all impacts identified in the Final Environmental Impact Report.

THE ZONING BOARD RECOMMENDS:

1. That the Regional Planning Commission, as a responsible agency:
 - A. Certify that the Commission has reviewed and considered the information contained in the Final Environmental Impact Report prepared for the project and certified by the Board of Directors of County Sanitation District No. 2 of Los Angeles County; and
 - B. Certify that the Final Environmental Impact Report has been completed in compliance with the California Environmental Quality Act, the State guidelines, and the County guidelines; and
 - C. Determine that the conditions of approval and mitigation measures as discussed in Attachment "A", are the only mitigation measures for this project which are feasible.

Unavoidable significant effects of the projects, after adoption of the mitigation measures are as described in Attachment "A".
 - D. Determine that the remaining, unavoidable environmental effects of the project, as described in Attachment "A", have been reduced to an acceptable level, and are outweighed by the specific social, economic and environmental benefits of the project as stated in said Attachment "A".
2. That in view of the findings of fact presented above, CUP No. 85-008-(1) be granted with the attached conditions.

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ZONING BOARD MEMBERS CONCURRING:

Chairman: Mrs. Bard
Commissioner: Mrs. Murphy
Senior Staff Member: Ms. Ikari

County Counsel Present: Mrs. Parker

CONDITIONS

CONDITIONAL USE PERMIT CASE NO. 85-008-(1)

1. That this permit shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and accept, all the conditions of this permit;
2. That it is hereby declared to be the intent of the Commission that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
3. That it is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. That all requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically exempted in this permit or shown on the approved plot plan;
- ✓ 5. That this grant limits the extension of the existing sanitary landfill on the subject property. The location, design and extent of on-site operations shall be in substantial conformance with the applicant's Plot Plan on file and the following specific conditions:
 - ✓ A. That fill shall be placed to conform substantially to the configuration shown on the Plot Plan and in no event shall any solid waste fill be placed at an elevation higher than 1,010 feet above mean sea level;
 - ✓ B. That a single route of access to the landfill, and accessory operations shall be maintained from Valley Boulevard. Access to the subject property from Temple Avenue, except for maintenance, parks and

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recreation purposes, including but not limited to instructional, and agricultural purposes, is prohibited;

- ✓ C. That up to 10 mobile home units are permitted on the property for offices and crew accommodations and caretaker's use, subject to approval of the Director as to location;
6. That at the time Conditional Use Permit Case No. 85-008-(1) becomes effective, all of the provisions and requirements of Special Permit Case No. 1350-(1) shall be superseded by the provisions and requirements of Conditional Use Permit Case No. 85-008-(1);
- ✓ 7. That Conditional Use Permit Case No. 85-008-(1) becomes effective only if a land use agreement is entered into by the County of Los Angeles, California Polytechnic University at Pomona and the Sanitation Districts for the use of the subject property and approval by the City of Pomona of the proposed fill design;
- ✓ 8. That should a refuse-to-energy facility not be implemented at this site, the right to accept refuse under Conditional Use Permit Case No. 85-008-(1) shall expire 25 years from the date at which this permit becomes effective. If a refuse-to-energy facility is implemented at the site, the right to accept refuse under this permit shall expire at such time as substantial compliance with the Final Contours as shown on the Plot Plan is accomplished. The operator shall provide written notice to the Director 180 days prior to anticipated date of reaching final contours;
- ✓ 9. That the hours of operation of all disposal activities, including covering operations and equipment maintenance on the subject property, shall be limited to those hours between 6:00 a.m. and 9:00 p.m., Monday through Saturday. This condition does not preclude unforeseen emergency operations;
- ✓ 10. That access to the subject facility for the purpose of refuse disposal by public agencies, private refuse collectors, and the general public shall be restricted to those hours between 8:00 a.m. and 5:00 p.m., Monday through Saturday;
11. That the subject facility may accommodate only non-hazardous wastes as defined by the State of California. To the extent practical, the Sanitation Districts shall encourage diversion of inert wastes to other fill sites which are limited to accepting such waste material;
- ✓ 12. That all liquid and solid wastes disposed of on the subject property, except those wastes stored for recycling operations, shall be compacted and covered by soil or other material approved by the Los Angeles County Department of Health Services prior to the conclusion of each working day;

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- ✓ 13. That if any inappropriate wastes are discovered after having been inadvertently received on site, they shall be managed in accordance with Los Angeles County Health Codes and the directions of the Los Angeles County Health Officer;
- ✓ 14. That scavenging through the waste material by customers of the site is prohibited. This condition does not preclude salvage operations authorized or carried out by the Sanitation District;
- ✓ 15. That a comprehensive program for inspection of waste entering the landfill shall be maintained. This program shall include the following;
- ✓ A. All vehicles entering the site shall be screened as they pass through the scale facility for the presence of radioactive material;
 - ✓ B. All liquid waste loads shall be inspected by qualified personnel before entering the landfill area for the purpose of determining that they are non-hazardous;
 - ✓ C. The scale operator shall inspect for contamination all large loads of earth brought into the landfill from points not known to be free of contamination;
 - ✓ D. The dumping area shall be continuously inspected for hazardous wastes of all types. This inspection shall be accomplished by personnel trained in a program approved by the Department of Health Services. In addition, at least twice per week a certified health inspector shall visit the site and review the inspection program;
 - ✓ E. Periodic checks of randomly selected refuse carrying vehicles shall be conducted by personnel who have been trained in a program approved by the Department of Health Services. The checking program shall consist of a minimum of twelve incoming waste loads per week;
- ✓ If, on the basis of continuing inspections of the dumping area and daily random inspections, it is determined that significant amounts of hazardous waste may be entering the landfill, the Department of Health Services may direct an expanded inspection program, including additional unannounced manual inspections of refuse loads;
- ✓ 16. That the operator shall report all materials refused at the landfill entrance or discovered in the inspection program, and suspected as being hazardous, to the appropriate State or County agencies.
- ✓ 17. That the operator shall cooperate with law enforcement agencies with respect to overweight trucks and improperly covered loads entering the premises and that a program be instituted to impose a penalty surcharge on waste loads which enter the site uncovered and which have the potential to allow litter escape from the vehicle;

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- ✓18. That planting of completed fill slopes shall be accomplished in stages after final grading within six months to minimize exposed earth surfaces, and said slopes shall be irrigated, if necessary, in a manner sufficient to maintain said landscaping;
- ✓19. That landscaping plans for finished and interim plantings depicting all areas graded shall be developed under the land use agreement referred to in Condition No. 7 and shall be submitted to the Department of Regional Planning when approved by the Project Advisory Committee referred to in Condition No. 53;
- ✓20. That the Sanitation District shall enter into a irrevocable agreement with the County of Los Angeles and Cal Poly referred to in Condition No. 7 which will provide for the development of ultimate use plans of the subject property on which fill has been or will be placed. The agreement shall include:
 - ✓A. Provisions for maintenance and operation by the District of landfill related facilities which will continue after conclusion of filling;
 - ✓B. As appropriate, designation of open space activities which may take place together with any alteration of landform, landscape or other finishing work on the site needed to accommodate such activities. As used in this condition, the term "Open Space Activities" includes, but is not limited to parks and recreation, instructional, and agricultural uses;
 - ✓C. The identification of responsibility for finish grading and landscaping and all post closure landfill related activities;
- ✓21. That the Sanitation District will make its best faith effort to continue and expand its own projects and programs for diverting refuse from landfills and to work with State and local agencies, including its own member agencies, to develop new projects, programs and sources of funding. The projects and programs include, but are not limited to the following:
 - ✓A. Implementation of refuse-to-energy projects, including the proposed Spadra Refuse-to-Energy facility which is located within the local use jurisdiction of the City of Pomona;
 - ✓B. Operation and, where warranted, expansion of recycle centers;
 - ✓C. Continuation and expansion of efforts to bring together suppliers and consumers of recyclable materials that would otherwise be placed in landfills;
 - ✓D. Encourage the expansion of industrial facilities capable of handling recyclable materials;

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- ✓E. Provision of technical assistance to the County and cities on curb side source separation;
 - ✓F. Promotion of appropriate legislation for funding of waste diversion programs and projects; including but not limited to refuse-to-energy projects;
22. That the Sanitation District shall submit biennial reports to the Director of the Department of Regional Planning throughout the operational period of the site, the first of which will be due two years from the effective date of this permit. The reports shall include the following:
- ✓A. The rate of fill at the Spadra Landfill and Resource Conservation Project together with an estimate of remaining capacity and estimated project life.
 - ✓B. A summary of activities conducted over the two year period in conjunction with the California State Polytechnic University - Pomona including areas of research and interim uses, and a summary of planned activities for the next two year period.
 - ✓C. A summary of any significant incidents involving actual or potential public health hazard at the landfill, including any remedial measures recommended or directed by the District or a regulatory agency.
 - ✓D. A summary of efforts undertaken to fund and implement waste diversion facilities and programs, including refuse-to-energy projects.
- ✓ A draft of the report shall be provided to the Project Advisory Committee referred to in Condition No. 53 at least 2 months before the required date of submission to the Director of the Department of Regional Planning. Upon receipt of the report, the Director may request, and the District shall provide, any supplemental information which the Director deems necessary to determine compliance with the terms and conditions of this grant;
23. That the importation of earth into the project area from off-site locations is permitted and encouraged as a means of reducing the need for on-site excavation operations;
24. That the exporting of earth from the subject property is prohibited;
- ✓25. That the leachate barriers shall be maintained to the satisfaction of the California State Regional Water Quality Control Board so as to prevent the migration of leachate, should it ever be produced, into the groundwater system beneath the subject property;
- ✓26. That groundwater monitoring wells shall be constructed downstream from the leachate barriers and said wells shall be monitored on a regular basis as

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may be required by the California State Regional Water Quality Control Board;

27. That the surface area of the landfill shall be graded in such a manner as to cause water runoff to be diverted away from the disposal operation;
28. That flood-control measures, including the installation of desilting basins and drainage structures, shall be completed and maintained to the satisfaction of the Los Angeles County Department of Public Works. Unless otherwise directed by the Department of Public Works, all such facilities shall be designed and constructed to handle a capital storm;
- ✓29. That a gravel trench landfill gas collection system shall be installed concurrent with fill operations on the subject property in order to prevent odor emissions from degrading the local air quality, pursuant to the requirements of the Air Quality Management District;
- ✓30. That gas recovery wells shall be maintained and continuously operated on the subject property for the purpose of controlling odors on the subject property, pursuant to the requirements of the Air Quality Management District;
- ✓31. That the operator shall provide and maintain gas monitoring facilities for the purpose of monitoring gas migration on the subject property to the satisfaction of the Los Angeles County Department of Health Services;
- ✓32. That, to the extent feasible, gas recovered on the subject property through the gas recovery system shall be converted to energy;
- ✓33. That all gas control systems be designed in accordance with all applicable codes and standards to minimize the potential for fires and explosions;
- ✓34. That all delivery pipes to the flaring system shall be equipped with flame arrestors;
- ✓35. That an intensive watering program for the purpose of controlling dust shall be continuously conducted on the subject property while landfill-dumping operations are being conducted on the subject property;
- ✓36. That all accessways shall either be paved or watered to reduce dust emissions;
- ✓37. That all operation areas subject to truck traffic shall be watered daily;
- ✓38. That loads potentially capable of producing excessive dust shall be watered during the dumping process;
- ✓39. That a program for reducing wind generated dust emissions on landfill surface area not subject to traffic shall be established;

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- ✓40. That portable litter fences shall be used to intercept windblown papers. This shall be augmented by clean up crews and a program designed to reduce uncovered loads entering the landfill, in addition, clean up crews shall be used as necessary on Valley Boulevard between Grand Avenue and Temple Avenue;
- ✓41. That the system of suspended line be maintained as necessary above and around the working area for disrupting the landing patterns of seagulls;
- ✓42. That all the necessary measures shall be taken, including maintenance of noise mitigation berms as described in the final EIR, to ensure the noise levels produced by the landfill operation are minimized;
- ✓43. That if any significant archaeological sites are uncovered on the subject property, grading and/or fill operations shall cease on the immediate archaeological site and said site shall be preserved until such time as recovery or preservation operations can be completed by an archaeologist whose qualifications have been approved by the Department of Regional Planning;
- ✓44. That trapping programs shall be implemented if significant rodent populations are detected;
- ✓45. That the subject property shall be developed and maintained in compliance with all of the requirements of the California State Regional Water Quality Control Board;
- ✓46. That the subject property shall be developed and maintained in compliance with all of the requirements of the California Waste Management Board;
- ✓47. That the subject property shall be developed and maintained in compliance with all of the requirements of the California State Department of Health Services;
- ✓48. That the applicant, or his successor in interest, shall continuously maintain the subject property in compliance with all of the requirements of the South Coast Air Quality Management District for the life of this permit;
- ✓49. That all structures shall conform with the requirements of the County Department of Public Works;
- ✓50. That upon receipt of this letter, applicant shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine facilities that may be necessary to protect the property from fire hazard. Water mains, access routes, fire hydrants, and fire flow shall be provided as may be required by said department;
- ✓51. That subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Code Title 11. Adequate water and sewage facilities shall be provided to the satisfaction of said Health Code;

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- ✓ 52. That placement of waste material on the subject property shall not take place until copies of all required permits obtained from all the appropriate regulatory agencies have been received by the Department of Regional Planning.
- ✓ 53. That the applicant or his successor in interest shall establish a Project Advisory Committee as required by the land use agreement referred to in Condition No. 7.
- ✓ 54. That the Sanitation District endeavor to provide periodic field trips to the landfill for interested groups as well as provide educational materials for the public.
- ✓ 55. That this permit shall not be effective until any applicable requirements of Sections 66784.2 and 66796.41 of the Government Code have been met.
- 56. That the maximum amount of refuse accepted at the landfill, separate from the refuse-to-energy facility, shall not exceed 18,000 tons per week through June 30, 1995. Effective July 1, 1995 the maximum amount of refuse accepted at the landfill, separate from the refuse-to-energy facility, shall not exceed 15,000 tons per week.

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